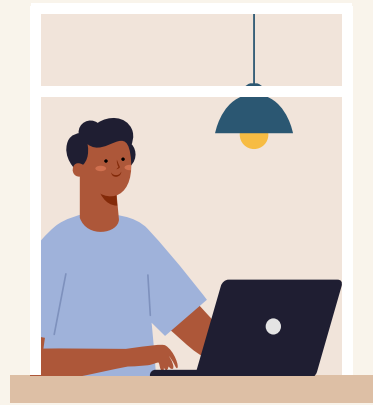
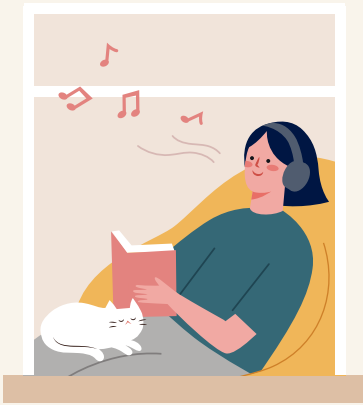


257 Buildings

What you need to know





I own a converted building, does it need a licence?

Some buildings which have been converted into self-contained flats will now need to be licenced. These are known as Section 257 HMOs.

Section 257 of the Housing Act 2004 relates to a building (or part of a building) which has been converted into, and entirely consists of, self-contained flats.

You will need to apply for an additional licence if you operate a property which was converted into self-contained flats where:

- two thirds or more of the flats are tenanted
- the conversion did not comply with the relevant building regulations in force at that time and still does not comply

No licence is needed if the building is occupied only by two people who form two separate households.

“Relevant Building regulations” usually means the 1991 Building Regulations or whichever later building regulations applied at the time the work was undertaken and completed.

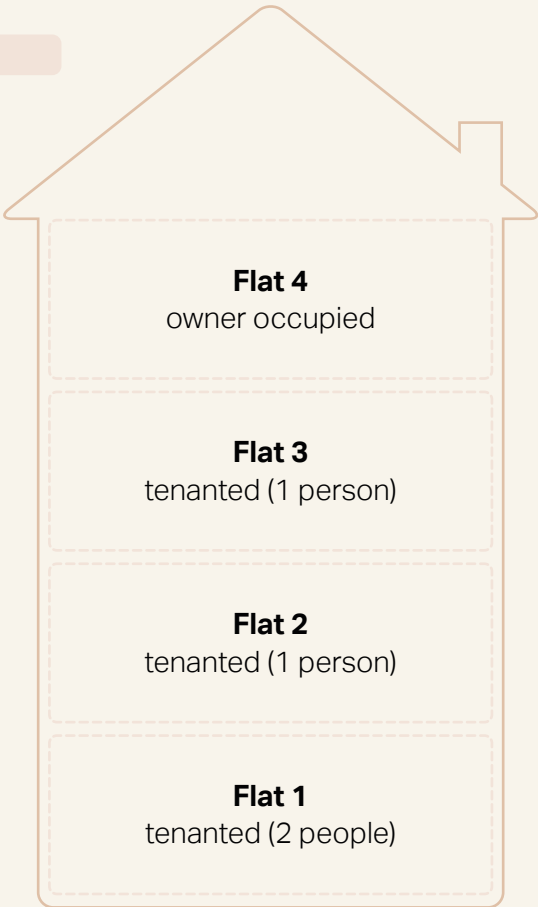
We will do desktop checks but owners, landlords, and managers may be asked for proof that the building complies with building regulations.

Owner-occupied is defined as occupation:

- by a person who holds the lease of a flat which has been granted for a term of more than 21 years or by a member of their household
- by a person who holds the freehold estate in the converted block of flats

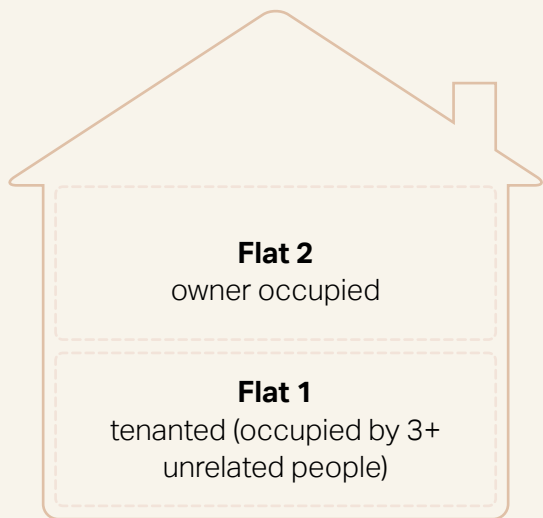
Examples of what a 257 property does and does not look like

All of the examples on the following pages assume that the premises meet the first part of the test in Section 257, namely that the conversion does not comply with 1991 building regulations.



Example A

This property **will** require a section 257 additional licence as two thirds or more of the flats are tenanted



Example B

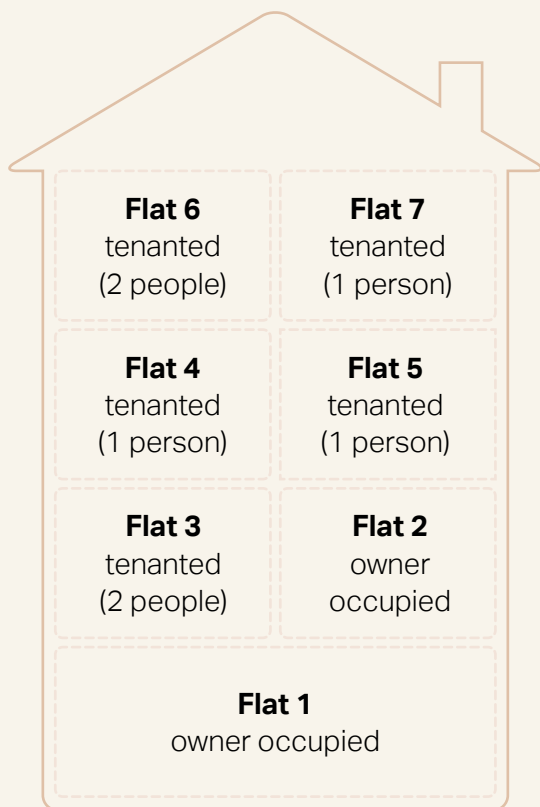
This property **won't** require a section 257 additional licence as less than two thirds of the flats are tenanted.

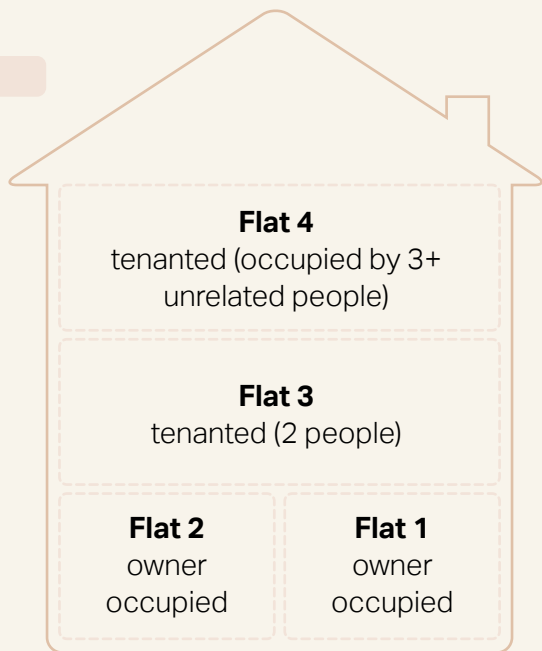
A licence will be required for the flat that is occupied by three or more unrelated people.



Example C

This property **will** require a section 257 additional licence as more than two thirds of the flats are tenanted.

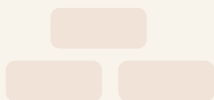




Example D

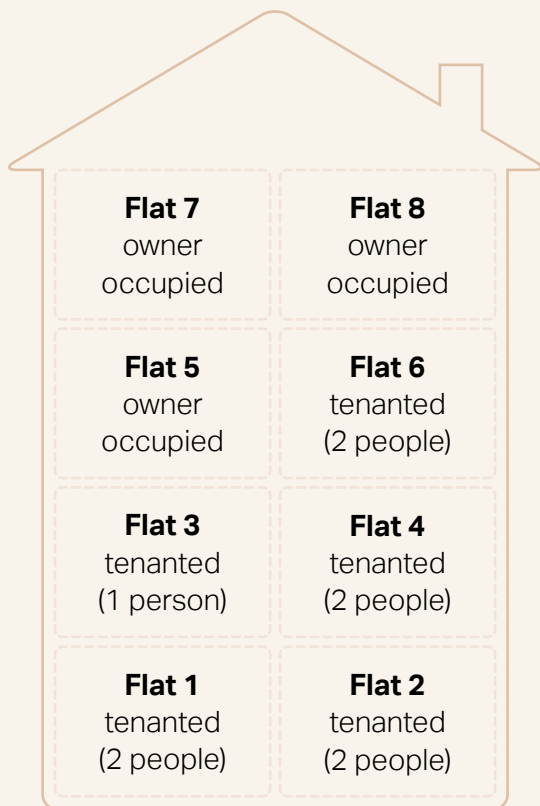
This property **won't** require a section 257 additional licence as less than two thirds of the flats are tenanted.

A licence will be required for the flat that is occupied by 3 or more unrelated people.



Example E

This property **won't** require a section 257 additional licence as less than two thirds of the flats are tenanted.



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